150.0	0005	0006.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	824,100	/	824,100
USE VALUE:	824,100	/	824,100
ASSESSED:	824,100	/	824,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOLDBERG GERSHON M/TR& MARILY
Owner 2:	GOLDBERG ELISE/TRUSTEE
Owner 3:	GERSHON M GOLDBERG REV TR/
Street 1:	31 GRAND VIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GOLDBERG MARILYN K -
Owner 2:	GOLDBERG GERSHON M -
Street 1:	31 GRANDVIEW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,775 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1932, having primarily Wood Shingle Exterior and 1784 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5775.000	349,500		474,600	824,100
Total Card	0.133	349,500		474,600	824,100
Total Parcel	0.133	349,500		474,600	824,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.94 | /Parcel: 461.9

Legal Description

User Acct 99333

GIS Ref

GIS Ref

Insp Date 06/06/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 150.0-0005-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	349,600	0	5,775.	474,600	824,200	824,200	Year End Roll	12/18/2019
2019	101	FV	267,500	0	5,775.	444,900	712,400	712,400	Year End Roll	1/3/2019
2018	101	FV	266,800	0	5,775.	367,800	634,600	634,600	Year End Roll	12/20/2017
2017	101	FV	266,800	0	5,775.	338,200	605,000	605,000	Year End Roll	1/3/2017
2016	101	FV	266,800	0	5,775.	308,500	575,300	575,300	Year End	1/4/2016
2015	101	FV	256,200	0	5,775.	302,600	558,800	558,800	Year End Roll	12/11/2014
2014	101	FV	256,200	0	5,775.	281,200	537,400	537,400	Year End Roll	12/16/2013
2013	101	FV	256,200	0	5,775.	267,600	523,800	523,800		12/13/2012

!11772!

PRINT

Date	Time
12/11/20	01:54:30

LAST REV

Date	Time
06/29/18	09:28:14

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11772

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOLDBERG GERSHO	67361-547		6/2/2016	Convenience	1	No	No		GERSHON GOLDBERG 50%, MARILYN GOLDBERG 50%.
GERSHON MARILYN	36267-564		8/30/2002	Family	1	No	No		
GOLDBERG GERSHO	36267-562		8/30/2002	Convenience	1	No	No		
	8887-182		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	99333
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/26/2000	602	Porch	19,000	C				9X10 SCREENED PORC
5/22/1998	314	Redo Kit	6,500					REMODEL KITCHEN
12/10/1997	734	Addition	25,000					9X7 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
6/6/2018	Inspected	BS	Barbara S
5/3/2018	MEAS&NOTICE	BS	Barbara S
5/1/2009	Inspected	372	PATRIOT
1/15/2009	Measured	336	PATRIOT
8/17/2001	Permit Visit	PM	Peter M
12/9/1999	Mailer Sent		
11/18/1999	Entry Denied	272	PATRIOT
7/23/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5775		Sq. Ft.	Site		0	80.	1.03	9									474,599						474,600	

Total AC/HA: 0.13258 | Total SF/SM: 5775 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 474,599 | Spl Credit | Total: 474,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.29496312
Const Adj.:	0.99495000
Adj $ / SQ:	173.937
Other Features:	81000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	474886
Depreciation:	125370
Depreciated Total:	349516

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	1997
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

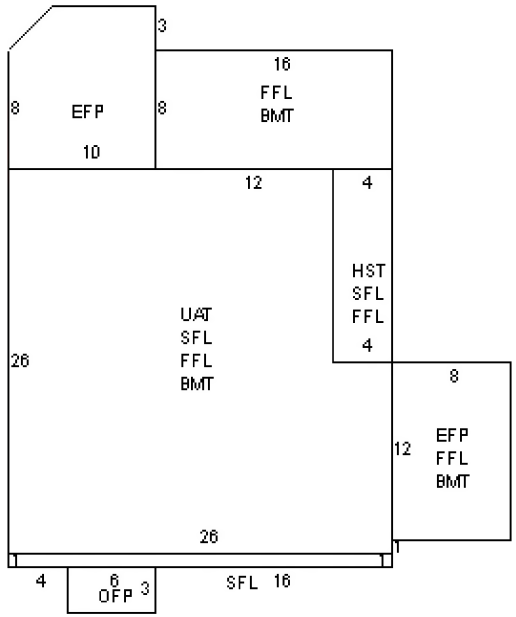
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	191.33
Special Features:	0	Val/Su Net:	122.55
Final Total:	349500	Val/Su SzAd	214.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	900	173.940	156,543
BMT	Basement	848	52.180	44,250
SFL	Second Floor	702	173.940	122,104
EFP	Enclos Porch	202	40.500	8,180
UAT	Upper Attic	156	91.840	14,327
HST	Half Story	26	173.940	4,522
OFP	Open Porch	18	43.780	788

Net Sketched Area:	2,852			Total:	350,714
Size Ad	1628	Gross Are	3346	FinArea	1784

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	RRM	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0005-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	